

## ZONING AND BUILDING AGENDA

DECEMBER 16, 2003

**The Cook County Board of Commissioners on June 18, 2002 approved the Conceptual Plan.**

The court had directed that the County Board and Zoning Board of Appeals proceed expeditiously to avoid undue prejudice to the property owner and has set this matter for status on December 30, 2003.

242533      DOCKET #7129 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District, for a Preliminary Planned Unit Development (if approved under companion SU-21-09) for residential use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential uses. **RECOMMENDATION: The Map Amendment from the R-3 Single Family Residence District to the R-5 Single Family Residence District was previously approved by the Cook County Board of Commissioners on June 18, 2002.**

242534      DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and know as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a ~~concept~~ Preliminary Planned Unit Development in the R-5 Single-Family residence District (if granted under companion A-21-03) for a ~~Conceptual~~ Preliminary Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District to a ~~concept~~ Preliminary Planned Unit Development of 250 single family homes in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: This major modification on the above Docket #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more than 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131<sup>st</sup> Street south to the Derby Road frontage be developed with 17,000 square feet. **RECOMMENDATION: That the Preliminary Planned Unit Development as amended be granted, as it substantially conforms to the Concept Plan.**

The above docket nos. #7129 and #7130 applications were rejected at the meeting of February 20, 2003.

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

263001      DOCKET #7581 - F. MINZAT, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 9.6 feet (existing) and to reduce left interior side yard setback from the minimum required 10 feet to 4.52 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the east side of Greenwood Road, approximately 470 feet north of Central Road in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

263002      DOCKET #7582 - S. ROHS, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 22,429 square feet (existing) and to reduce lot width from the minimum required 150 feet to 100 feet (existing) for a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the south side of Wise Road, approximately 190 feet east of Springsouth Avenue in Schaumburg Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

263003      DOCKET #7583 - J. & B. CAMPBELL, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 5 feet (existing) and to reduce front yard setback from the minimum required 40 feet to 37 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.52 of an acre, located on the east side of Crestwood Lane, approximately 120 feet north of Briarwood Lane in Palatine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

263004      DOCKET #7585 - J. JANIK, Owner, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet; reduce front yard setback from the minimum required 25 feet (@20%) to 15 feet; and to increase the F.A.R. from the maximum allowed .40 to .47 for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the west side of Lockwood Avenue, approximately 240 feet south of 49th Street in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

263005      DOCKET #7586 - G. & C. HAUG, Owners, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 6.5 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 72nd Street, approximately 352 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

263006      DOCKET #7587 - K. & J. NOWAK, Owners, Application: Variation to reduce rear yard setback from the minimum required 50 feet to 20 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the west side of Knoxboro Lane, approximately 779 feet north of Hillside Road in Palatine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

263007      DOCKET #7588 - J. & S. SOJA, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 8.72 feet (existing) for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northeast corner of Lee Lane and Dierking Terrace in Elk Grove Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

**NEW APPLICATION**

263008      WALTER PETER CARROLL, JR., Owner, 47027 Lakeview, Grand Beach, New Buffalo, Michigan 49117 Application (No. SU-03-11; Z03208). Submitted by PT 109, Inc., 10970 Archer Avenue, Lemont, Illinois 60439. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for an equipment and general rental store catering to contractors and homeowners in Section 14 of Lemont Township. Property consists of approximately 0.81 located on the northwest corner of Archer Avenue and 111th Street in Lemont Township. Intended use: General rental store.

\* The next regularly scheduled meeting is presently set for January 6, 2004 .